

**MODULAR HOME ADDITIONS INC
C/O MILAN LUKOVIC
27 BERMONDSEY RD
TORONTO ON M4B 1Z7**

Zoning Notice

Date: Tuesday, May 29, 2018

Zoning Certificate (ZZC) Review No: 17 276668 ZZC 00 ZR FolderRSN: 4297491

House - Addition

Proposed Use: Single Family Dwelling

at 42 LESMOUNT AVE

Ward: Toronto-Danforth (29)

Examination of your Zoning Certificate application has revealed that certain requirements of the applicable City Zoning By-law(s) have not been satisfied. The attached Notice provides details of the review.

Should compliance with the applicable City's Zoning By-law(s) not be possible, you may apply to amend the Zoning By-law by way of a Zoning Amendment or Committee of Adjustment application. For more information on either of these Planning processes, you may visit the City of Toronto Web site @ www.toronto.ca/developing-toronto or discuss the matter with City staff by calling (416)392-7565.

A Zoning Certificate will be issued only when it has been determined that the drawings and information submitted comply with the City Zoning By-law(s). Where there has been no activity on this application and six months has lapsed the file may be closed without notification. Please inform us of progress towards achieving compliance.

In order to get the fee paid under this application credited towards a "Complete" Building Permit application it must be accompanied by a "Zoning Certificate". You are required to obtain your "Zoning Certificate" before your submit for a "Complete" Building Application.

Please refer your Zoning Certificate application number when you phone or submit any pertinent information.

Kasper Hinds
Zoning Building Code Examiner

Toronto Building
Will Johnston, Chief Building Official and Executive
Director

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Folder Name: 42 LESMOUNT AVE
Application Number: 17 276668 ZZC 00 ZR

Zoning bylaw Notice

ITEM DESCRIPTION

City-wide Zoning By-law

Your property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, your property is zoned RS (f10.5; a325; d0.75) (x312).

Proposed second storey addition, single storey front addition, interior renovations and covered new front porch and steps.

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1. A) The permitted maximum lot coverage is 35 percent of the lot area: 71.85 square metres (205.28 x 0.35). The proposed lot coverage is 52.72 percent of the lot area: 108.22 square metres (108.22m² / 205.58m²).
[10.40.30.40.(1) Maximum Lot Coverage]

Note: coverage includes the roofed area over rear patio.

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2. A)(i) The permitted maximum height of all front exterior main walls is 7.0 metres. The proposed height of the front exterior main walls is approximately 7.92 metres.
[10.40.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

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3. A) The permitted maximum floor space index is 0.75 times the area of the lot: 153.96 square metres (205.28m² x 0.75). The proposed floor space index is 0.82 times the area of the lot: 167.92 square metres (167.92 / 205.28).
[10.20.40.40.(1) Floor Space Index]

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4. The required minimum front yard setback is 4.53 metres. The proposed front yard setback is approximately 2.48 metres.
[10.40.40.70.(1) Minimum Front Yard Setback]

Note: The required front yard setback is the front yard setback of No 44 Lesmount Ave. per Section 10.5.40.70 (1) (A).

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5. Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line. The proposed eaves (and troughs) project approximately 0.17 metres and are approximately 0.0 metres from the north lot line.
[10.5.40.60.(7) Roof Projections]

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6. The required minimum number of parking space(s) for the dwelling is one space. No parking is illustrated on the site plan.
[200.5.10.1.(1) Parking Space Rates]

East York Zoning By-law

Your property is located in the former municipality of East York and is subject to Zoning By-law No. 6752, as amended. Based on Zoning by-law No. 6752 the property is zoned R2A, and is subject to all provisions thereof.

Proposed second storey addition, single storey front addition, interior renovations and covered new front porch and steps.

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7. The maximum permitted lot coverage is 35% of the lot area (205.28m² x 0.35) or 71.85 square metres. The proposed lot coverage is 45.91% of the lot area (94.24 / 205.28) 94.24 square metres. [7.5.3 - Lot Coverage]

Note: coverage includes the covered front porch and the portion of the rear deck covered by the second floor under this by-law.

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8. The maximum permitted floor space index is 0.75 times the lot area (205.28 x 0.75). The proposed floor space index is 0.82 times the lot area (167.92 / 205.28). [7.5.3 - Floor Space Index]

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9. The required minimum front yard setback is 6.0 metres. The proposed front yard setback is approximately 2.48 metres. [7.5.3 - Front Yard setback]

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10. The minimum required side yard setback is 0.45m. The proposed north side yard setback is 0.17m. [7.1.1 1 - additions / Side Yard setback]

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11. The minimum required number of parking spaces is one space. No parking is illustrated on the site plan. [7.5.3 - Number of Parking Spaces]
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